



Flat 6a, Hafan Tywi The Parade

Carmarthen, SA31 1LW

This delightful retirement apartment offers a perfect blend of comfort, convenience, and independence in the heart of Carmarthen. Designed for relaxed, low-maintenance living, the property features a welcoming reception room ideal for both relaxation and entertaining, along with a well-proportioned bedroom providing a peaceful retreat. A modern shower room and thoughtfully designed kitchen with integrated appliances ensure everyday comfort and practicality. The apartment benefits from efficient heating and access to a beautifully maintained communal courtyard area. Situated in a desirable location, residents enjoy close proximity to Carmarthen's wide range of shops, cafés, and local amenities, as well as excellent transport links and scenic riverside walks.

Perfect for those seeking a secure and sociable lifestyle within an established retirement community, this charming property combines comfort and convenience.

Offers in the region of £129,500

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Entrance Hallway

Engineered oak entrance door leading into Hallway. Built-in cupboard, which houses the electric boiler, pressurised system, which serves the central heating system and heats the domestic water. An airing cupboard with unvented, 'Sirrus superior' system. Hot water cylinder. Wood grain effect, vinyl flooring. LED downlighting. Door through to the Shower Room, Kitchen, Lounge and Bedroom.

Shower Room/WC

7'9" x 7'3" (2.38m x 2.23m)
Closed coupled economy flush WC.
Pedestal oval shaped wash hand basin, double shower enclosure with uPVC double glazed double doors a chrome mixer shower fitment. Electric shaver light switch. Chrome ladder towel radiator. Floor to ceiling tiled walls. With patterned border. LED Downlighting. Ceramic tiled floor.

Bedroom

11'0" x 12'0" plus built-in wardrobe space (3.37m x 3.68m plus built-in

Fitted units comprising a Double wardrobe, a five-drawer chest, two bedside chests and a further built-in wardrobe units with a central mirror door fronts. uPVC double glazed window overlooking rear courtyard. Panelled radiator with grills, thermostatically controlled.

Lounge

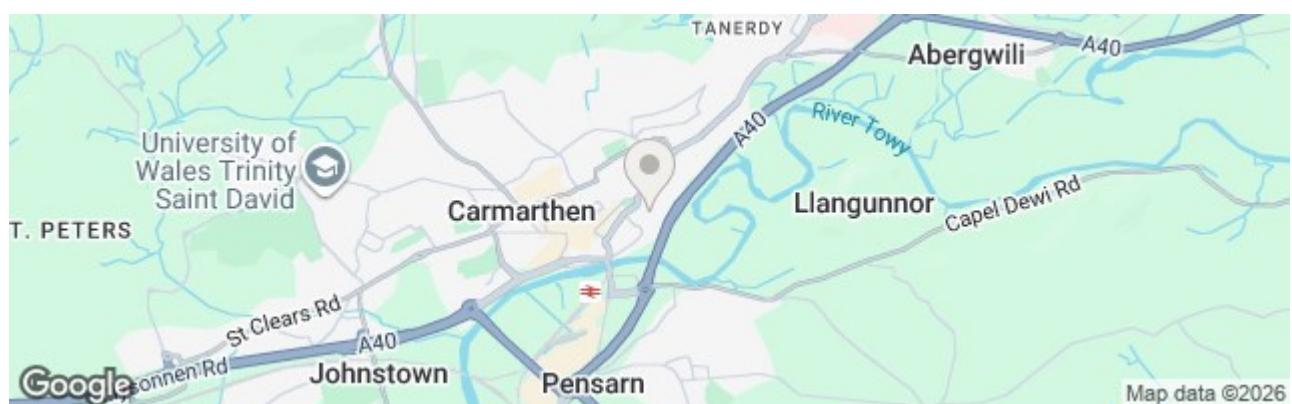
14'2" x 14'1" (4.34m x 4.30m)

Panelled radiator with grills, thermostatically controlled. LED down-lighting. leading out to rear brick paved courtyard. Garden area for seating or potted plants. An open way through to the kitchen.

Kitchen

4.33m x 2.39m

A comprehensive range of fitted base and eye-level units with beech-effect door and drawer fronts. Solid granite work surface over base units incorporating a stainless steel sink with mixer tap. Fitted units comprising a Double wardrobe, a five-drawer chest, two bedside chests and a further built-in Plumbing and space for a washing machine. Four-ring halogen hob with pull-out extractor above, fully integrated dishwasher, and built-in fan-assisted oven/grill. Space provided for fridge/freezer. Ceramic tiled flooring with tiled splashbacks between base and wall units. LED down-lighting, pelmet lighting, and a panelled radiator with thermostatic control.





Floor Plan



Type: Flat
Tenure: Leasehold
Council Tax Band:

Services: Mains Electricity, Drainage and Water.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		78	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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